

**Project Name** UO Erb Memorial Union Renovation and Expansion  
**Project Number** 110451  
**Purpose** Steering Committee #2  
**Location** EMU Walnut Room

<b>Attendees</b>	<b>Name</b>	<b>Organization</b>
	<b>Steering Committee:</b>	
	Alexandra Flores-Quilty	ASUO Senate
	Elise Downing	UO, Student
	Jesse Fukawa	ASUO
	Jo Niehaus	EMU Board
	<b>Project Staff:</b>	
	Martina Bill	UO, CPRE
	Fred Tepfer	UO, CPRE
	<b>User Group:</b>	
	Gregg Lobisser	UO, User Group Chair
	Kaitlyn Lange	UO, Student
	Michael King	UO, Student
	Nora Alvarez	UO, Student
	Dana Winitzky	UO, EMU Staff
	Mandy Chong	UO, EMU Staff
	Dan Geiger	UO, Outdoor & Bike Program
	Molly Kennedy	UO, PE & Rec
	Christine Theodoropoulos	UO, AAA
	<b>General Contractor:</b>	
	Mark Butler	Lease Crutcher Lewis
	<b>Consultant Team:</b>	
	David Martin	AC Martin
	Bob Murrin	AC Martin
	Tammy Jow	AC Martin
	Christopher King	AC Martin
	Natasha Koiv	SERA
	Eric Philps	SERA
	Walker Templeton	SERA
	Lisa Petterson	SERA
	Caity McLean	SERA

**Discussion Items**

**1.0 PROJECT UPDATES AND NEXT STEPS**

1.01 REFERENDUM

Gregg Lobisser gave an update: Student referendum did not pass. The Design Team will proceed through completion of Schematic Design, projected for late April, after which the

project will pause, and require completing the following steps to move forward:

1. Successful student referendum and Campus Planning Committee (CPC) approval of project
2. Propose to Oregon University System
3. Seek authorization from the State Legislature to issue bonds

## 1.02 NEXT STEPS

For the remainder of Schematic Design, the Design Team will shift their focus to seek approval by the Campus Planning Committee. The CPC Check-in will address massing layouts, site opportunities, designated open space framework, design patterns, historic fabric, and pedestrian and bike paths.

## 1.03 ALLOCATION OF TIME

Gregg asked the Steering Committee how they would like to proceed with this meeting; where to allocate the rest of the time during the meeting. The Steering Committee did not have questions and opted to allocate time to design updates from the Architects, followed by questions and answers.

## 2.0 DESIGN UPDATE / BLOCK AND STACK SUMMARY

### 2.01 DESIGN UPDATE

Modifications made to the design wish list to address the cost discrepancy between budget and cost estimate included the following:

- Reduction of program by 20,000GSF. Food service, Facilities Maintenance, storage, and some building programs incurred program reductions. The Concert Hall seating was also reduced from 1,200 to 1,000. Pie chart illustrating current percentages of program space based on these changes was reviewed.
- Bike program added to the program
- Despite cost reductions to the design to align with the budget, \$400K of student program space was added to the project
- Keeping the existing 50's and 60's portion, 55% of building; and replacing the 70's portion, 45% of building
- Hearth to connect existing to new building
- Major entry points to activate 13th Avenue with welcoming lobbies

### 2.02 BLOCK AND STACK SUMMARY

Tammy presented 3D illustrations of the most current program as Block and Stack diagrams that propose solutions to current problems such as wayfinding, defining spaces, and preserving open space. The result is a program with clearer circulation, perseveration of open spaces, and a better connection from the Ground Level to the Hearth. The Design Team explored how to connect the Ground Level to the Hearth.

- Concert Hall patron amenities are shared with Student Unions
- Addition of shared conference rooms and restrooms on Second Level
- Addition of three story Activity Zone facing 13th Avenue
- Meeting spaces, including Union Support and Conference Services zones, with views of South Lawn, transforming what was a basement by providing access to natural daylight

Feedback:

- Consider relocating student unions on First Level to be near other student unions, and the Activity Zone facing 13th Avenue
- Program Use pie chart graphic: Program used by students isn't just represented as yellow for Student Unions, students will be using almost all of the other slices of program space, such as lobbies, lounges, and meeting rooms. Pie chart to be revised.

### 3.0 REVIEW OF PHYSICAL MODEL

- Elevation of Hearth at +440' to allow effortless entrance from 13th Avenue
- Meeting spaces, including Union Support and Conference Services zones, to have views of South Lawn
- Bring grade down and add windows through what was previously the basement to transform space by providing access to natural daylight
- Multi Use Auditorium; most flexible and heavily used piece of the building. Use for meetings, small music performances, movie screenings, green room for Concert Hall performers. 250 retractable seats
- Aim to connect the Concert Hall to the Hearth and have a strong presence on 13th Avenue
- Thought about directional aspects of natural daylight to design with as little electrical lighting needs and most daylight possible. Also looked at how the building impacts the other buildings around it, for instance, a building height that would not impose on Willamette Hall
- Adjusted building proportions / locations to preserve Sarah Findley, Moon Tree, and Green Lawn, as this was a concern mentioned in previous Steering Committee meeting

### 4.0 QUESTIONS / ANSWERS

***What is the new project timeframe of completion?***

New projected timeframe, assuming student referendum passes, and the project receives approval by Campus Planning Committee, Oregon University System, and state legislature, is to resume the project in June 2013. With one year to finish design and two years of phased construction beginning in Summer 2014, the projected completion date is Summer / Fall 2016.

***How were the program cuts distributed?***

Reductions were made generally in all areas of the program, but there were also additions to the square footage for some added student spaces, resulting in a cost increase of \$400,000.

***Where are we looking for supplemental funding?***

Some ideas of additional funding : Seeking G bonds- bonds that match gifts, SELP (State Energy Loan Program), great \$10M opportunity in mechanical upgrades of existing building), gifts, fundraising, state lottery. Additional funding will be needed to support the design as proposed.

**End Time:** 1:15PM

**Recorded by:** Caity McLean

**Date of Report:** 02/14/12